

128.A

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

748,000 / 748,000

USE VALUE:

748,000 / 748,000

ASSESSED:

748,000 / 748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		MENOTOMY RD, ARLINGTON

OWNERSHIP

Owner 1:	BROWN MATTHEW S &	
Owner 2:	MOORE BROOKE E	
Owner 3:		

Street 1: 14 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	NERI STEVEN/TRUSTEE -	
Owner 2:	14 MENOTOMY REALTY TRUST -	
Street 1:	4 SPENCER COURT	

Twn/City: ANDOVER

St/Prov: MA	Cntry:	
Postal: 01810		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7346																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								416180
								GIS Ref
								GIS Ref
								Insp Date
								09/05/18



!16131!
USER DEFINED
Prior Id # 1: 83331

PRINT	
Date	Time
12/11/20	05:46:22
LAST REV	
Date	Time
09/05/18	13:53:25
danam	
16131	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID							
128.A-0003-0014.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	102	FV	733,700	3300	.	737,000	737,000
2019	102	FV	593,800	3300	.	597,100	597,100
2018	102	FV	526,900	3300	.	530,200	530,200
2017	102	FV	481,600	3300	.	484,900	484,900
2016	102	FV	437,800	3300	.	441,100	441,100

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
NERI STEVEN/TRU	133-129		2/13/2015
NERI STEVEN/TRU	40-27		12/4/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2018		Measured						DGM D Mann
3/4/2016		Sales Review						PT Paul T
1/21/2015		NEW CONDO						PC PHIL C

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH

UnSketched SubAreas:
GLA: 1620,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.29814816
Const Adj.:	0.97515047
Adj \$ / SQ:	373.437
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	834863
Depreciation:	90165
Depreciated Total:	744697

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	448.12	
Special Features:	0	Val/Su Net:	459.69	
Final Total:	744700	Val/Su SzAd:	459.69	

PARCEL ID

128.A-0003-0014.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1920	27.50	T	40	102			3,300			3,300

IMAGE

AssessPro Patriot Properties, Inc